

# 4 King Ina Road

Somerton, TA11 6JX

George James PROPERTIES

EST. 2014

# 4 King Ina Road

Somerton, TA11 6JX

**Guide Price - £239,950**
**Tenure – Freehold**
**Local Authority – Somerset Council**







**Summary**
4 King Ina Road is a large semi-detached house conveniently situated close to the centre of Somerton. The property offers spacious accommodation including entrance hall, sitting room, kitchen/dining room and three bedrooms. The property has been greatly improved by the current owner including the installation of a new bathroom and central heating system. Outside there are good size private gardens.

**Amenities**
Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

**Services**
Mains water, drainage and electricity are all connected. New LPG gas central heating system installed. Mains gas is available in the street, buyers will need to make their own enquires regarding connection. Council tax band C.

**what3words**
///estuaries.amplifier.drizzly

**Agents note**
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.

**Entrance Porch**
Entrance door leads to the entrance porch with door to the hall.

**Entrance Hall**
With window to the side, stairs to the first floor, oak effect flooring, radiator and understairs cupboard.

**Sitting Room** *15' 10'' x 12' 4'' (4.83m x 3.76m)*
With window to the front and two radiators. Oak effect flooring.

**Kitchen/Dining Room** *17' 4'' x 9' 1'' (5.28m x 2.76m)*
With window to the rear and side, glazed door to the rear garden. Range of base and wall mounted units with work surfaces and one and a half bowl sink unit. Understairs pantry cupboard.

**Utility Room** *9' 1'' x 3' 7'' (2.76m x 1.10m)*
Accessed from the garden this useful utility area has plumbing for washing machine.

**Landing**
With window to the side.

**Bedroom 1** *12' 2'' x 9' 5'' (3.70m x 2.88m)*
With window to the rear, radiator and built in cupboard.

**Bedroom 2** *12' 6'' x 11' 8'' (3.81m x 3.56m)*
With window to the front and radiator.

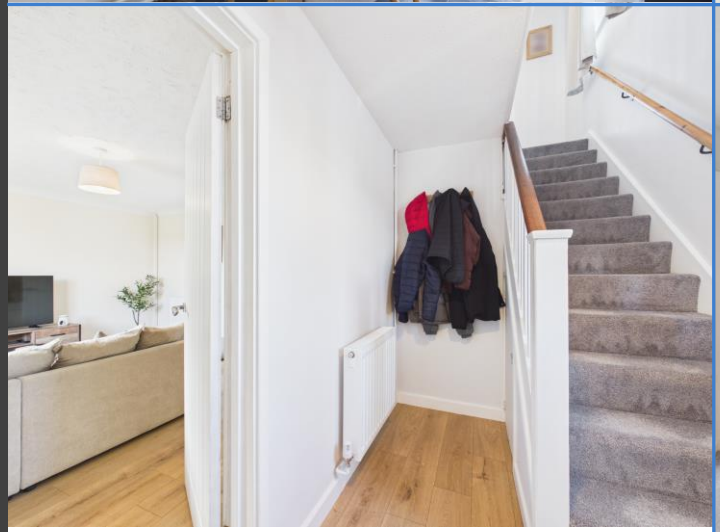
**Bedroom 3** *8' 6'' x 8' 8'' (2.60m x 2.64m)*
With window to the front and radiator.

**Bathroom**
With window to the rear. A modern, newly fitted bathroom suite comprising low level WC, vanity wash hand basin with fitted mirror over with light. Panelled bath with shower screen and electric shower. Heated ladder towel rail.

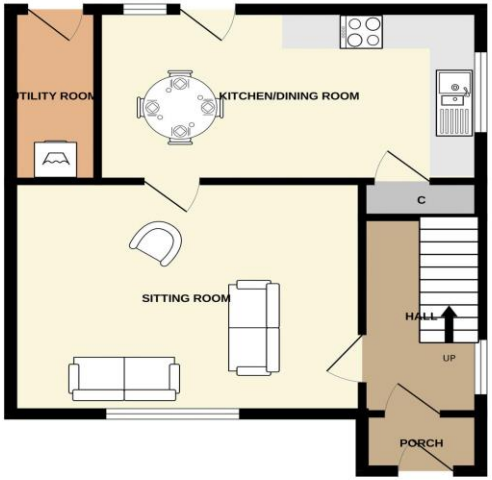
**Outside**
To the front of the house is a fenced lawned garden with pedestrian gate and path to the front door. A path continues to the side of the property leading to the rear. The private rear garden is laid to lawn with hedge boundary.



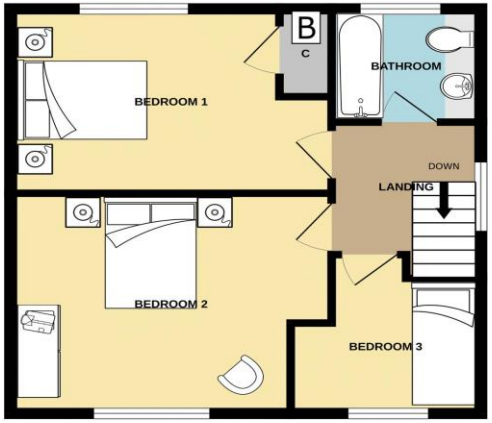





GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

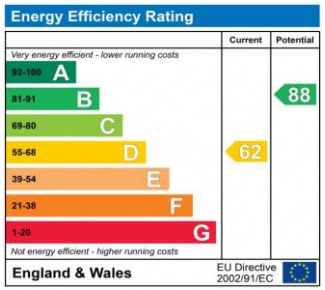



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.




TOTAL FLOOR AREA : 926 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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